

THE CONTRACT FOR SALE

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the purchaser's solicitor will raise questions before approving the draft contract. He may (for example) ask whether the road fronting the premises has been made up and taken over by the local authority and all road charges paid; whether a particular passage-way adjoining the property belongs to the vendor or whether he has only a right of way over it; whether there are any restrictive covenants forbidding the use of the land for any trade or business; and similar questions. When these are answered to his satisfaction, he returns the draft contract approved either unaltered or else revised in red ink (after making a copy of the draft agreement to keep—showing on it the red ink alterations he has made). His approval of the draft is put at the end of the draft contract in some such form as "Approved on behalf of the Purchaser" or "Approved as revised in red on behalf of the Purchaser" or "Subject to our marginal notes we approve this draft on behalf of the Purchaser/" adding in all cases his signature and address and the date of approval or revision. Instead of raising these points in correspondence or by marginal notes on the draft agreement or contract, a form of "Enquiries on

Contract for
sale" is sometimes used. These forms
can be ob-
tained from most Law Stationers, but
when used
care must be taken to see that the
same points
are not raised again on delivery of the
Requisi-
tions on the Title. The inquiries are not
requisi-
tions on the title, but a convenient
means by
which the purchaser's solicitor obtains
further
information on points necessary to
enable him to
approve the contract on behalf of his
client (see
Chapter IV).